

PLANNING & ZONING COMMISSION



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**March 9, 2022
Meeting Minutes**

1. **Call to Order:** the Public Hearing portion of the Regular Meeting was called to order at 7:00 PM by acting Chairman S. Stephanski.
2. **Members Present:** Steve Stephanski, David Nieminen, Joe Zonfrilli, Patricia Wray and Alternate Member Brian Muschiano via Zoom, Scott Davidson joined the meeting after B. Muschiano was seated and then replaced him as a voting member.
3. **Seating of Alternate:** B. Muschiano was seated until S. Davidson joined the meeting via Zoom.

The public hearing on application #764 was opened at 7:01.

Application #764 17 Beach Pond Rd. David Andrews: Change of use: building previously a pub to be converted in 3 apartments units (Section 5.21 of Zoning Regulations). Mr. Andrews answered questions regarding his plans for the property. **S. Stephanski moved, S. Davidson seconded to close the public hearing on application #764. MOTION PASSED Unanimously.**

The public hearing on the Commission's application for a text amendment to section 8.16 of the zoning regulations to consider a moratorium on cannabis establishments was opened at 7:11.

Planner, John Guskowski explained the moratorium proposal. There were questions about what effect it would have and whether it could be ended prior to the expiration of the year. It was discussed that the purpose of the moratorium was to allow the Town time to draft its own regulations or ordinances regarding recreational cannabis. John Guskowski offered to create a survey that could be sent to the public.

S. Stephanski moved, D. Nieminen seconded to close the public hearing on the cannabis moratorium text amendment at 7:20 pm. MOTION PASSED Unanimously.

The Public Hearing portion of the meeting was adjourned at 7:20 and the Regular Meeting continued at 7:21pm.

4. Approval of Minutes:

Commission members reviewed the minutes of the January Meeting. **Motion to approve minutes made and seconded (D. Nieminen/J. Zonfrilli). MOTION PASSED Unanimously.**

5. Addition to the Agenda: Application#765 Patrick St. Jean – 80 Preston City Rd.

6. **Citizen Comments:** **J. MacBride** spoke in support of appointing J. Hodge to the Commission. He also spoke in favor of the growing and sale of Cannabis as potential land use in town.

J. Hodge spoke regarding her interest in putting her zoning experience to work on behalf of the town she

lives in.

7. Old Business:

Application #764 Change of Use: 17 Beach Pond Rd. David Andrews: building previously a pub to be converted in 3 apartments units (Section 5.21 of Zoning Regulations)

A motion was made and seconded to approve the application with the condition that he provide detailed drawing depicting the well, septic, parking lot and landscaping by (D. Nieminen/J. Zonfrilli) *MOTION PASSED Unanimously.*

Proposed Text Amendment for Cannabis Establishment Moratorium: Applicant Voluntown Planning & Zoning Commission. A brief discussion took place ending with a motion to approve by (S. Davidson/D. Nieminen) *MOTION PASSED Unanimously.*

Vacant Alternate Seat: D. Nieminen opened the discussion speaking in favor of the experience and qualifications presented by Juliet Hodge and the benefit for the town. A new letter of interest was received from William Rose, his application and experience were discussed.

A motion was made and seconded (D. Nieminen/P. Wray) to approve Ms. Hodge's appointment. *MOTION PASSED. S. Davidson recused himself from voting.*

8. New Business:

Application #765 Patrick St. Jean – 80 Preston City Rd. Text Change Multi-family, Village District. A motion was made and seconded to accept the application and schedule a Public Hearing for April 13, 2022 (S. Stephanski/P. Wray). *MOTION PASSED Unanimously.*

Zoning Regulation Text Change for Accessory Apartments. A motion was made and seconded by (S. Stephanski/P. Wray) to hold a Public Hearing on the subject, April 13, 2022. *MOTION PASSED Unanimously.*

9. Correspondence:

1. Letter from Judith Allik was received regarding the appointment of J. Hodge to the commission.
2. Letter from First Selectman, Tracey Hanson was received regarding the airing of committee meetings on local television.

10. ZEO Report: P. Zvingilas spoke regarding 4 new lots underway on Brown Rd.; an issue with rats/trash dwelling on Lillibridge Ave.; a property he's watching on Ekonk Hill Rd. for storage of vehicles against zoning regulations; and a home business application received before the primary residence is in place.

11. General Planning Discussion:

An update was given on the last Zoning Regulation workshop and pleas for higher committee member attendance was asked for.

12. Adjourn: A motion to adjourn 7:51 PM was made and seconded (P. Wray/D. Nieminen). *MOTION Passed Unanimously*

Approved:

Chairman/Authorized Signer

Date